

RETURN TO:
Realty Title & Escrow
6520 Quail Hollow Road
Memphis, TN 38120
RT NO: 07010350

5/14/07 10:15:01
BK 558 PG 247
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 07-1143

Indexing Instructions: Lot 197, Phase VIII, Heritage Hills PUD
Southaven, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hiram Agner, a married man** does hereby sell, convey and warrant unto **Taffi T. Crawford, a single woman, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:

Lot 197, Phase VIII, Heritage Hills PUD Subdivision, located in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 81, Page 33 in the office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

Realty MMS Ed

WITNESS MY SIGNATURE, on this 3rd day of May, 2007.

Hiram Agner (SEAL)
Hiram Agner

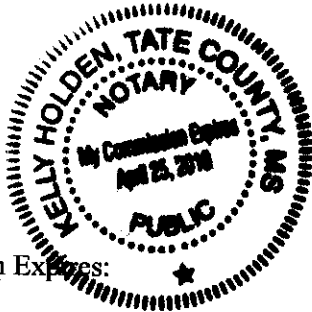
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Hiram Agner, a married man who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 3rd day of May, 2007.

(S E A L)

My Commission Expires:



Kelly Holden
Notary Public

GRANTOR:
Hiram Agner
5330 Hwy 301
Horn Lake, MS 38637

HOME: 901-359-3808
WORK: 901-359-3808

GRANTEE
Taffi T. Crawford
1412 East Cluster
Southaven, MS 38671

HOME: N/A
WORK: 901-525-2377